



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

NOTICE OF PUBLIC MEETING VIA VIDEO CONFERENCE

In accordance with Executive Order 2020-75, which declares that public bodies subject to the Open Meetings Act can use telephone and/or video conferencing technology to meet and conduct business during the ongoing COVID-19 pandemic, the Cascade Charter Township Zoning Board of Appeals will conduct a regular meeting on Tuesday, September 8, 2020 at 5:30pm utilizing the Zoom video conferencing platform, for the purpose of conducting official business while complying with Executive Order 2020-77 and the Michigan Department of Health and Human Services recommendations designed to help prevent the spread of COVID-19. For up-to-date information regarding the ongoing public health crisis, please visit:

<http://www.Michigan.gov/coronavirus> or <http://www.CDC.gov/coronavirus>

INSTRUCTIONS FOR ACCESS AND PARTICIPATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82505631001>

Or iPhone one-tap :

US: +13126266799,,82505631001# or +19292056099,,82505631001#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 6833 or +1 253 215 8782

Webinar ID: 825 0563 1001

International numbers available: <https://us02web.zoom.us/j/82505631001>

Members of the public with disabilities may utilize the Michigan Relay System (7-1-1) to participate in the meeting. If other aids or services are needed for individuals with disabilities please contact the Township Deputy Clerk, Padley Gallagher, at pgallagher@cascadetwp.com or 616-949-1500 at least 24 hours prior to the meeting

PUBLIC PARTICIPATION

Members of the public will be able to listen to and view all discussion by the Zoning Board of Appeals and all official materials for this meeting prepared for the Zoning Board of Appeals will

be included in the meeting packet and available to the public on the Township website www.cascadetwp.com

Individuals will be permitted to speak during public comment periods in accordance with the Township Remote Public Meeting Procedure Policy.

If you would like to contact the Township about any matter, on the agenda or otherwise, please do so via email at the addresses below a minimum of 8 hours prior to the meeting. If you wish comments to be read into the public record during the public comment period, you must indicate so and draft communication that can be read in the allotted 3-minute timeframe.

Clerk Sue Slater: sslater@cascadetwp.com

Manager Ben Swayze: bswayze@cascadetwp.com

Community Dev. Director: speterson@cascadetwp.com

AGENDA
Cascade Charter Township Zoning Board of Appeals
Tuesday, September 8, 2020
5:30 pm
Virtual Zoom Meeting

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current agenda**
- ARTICLE 4. Approve the minutes of the August 11, 2020 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #20-3597/ Brad Maslowski
Public Hearing
Property Address: 9585 60th St SE
Requested Action: The applicant is requesting a variance to construct an addition to an accessory building in the front yard.**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. *Open Public Hearing. Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. *Close public hearing*
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
 - a. *Table the decision*
 - b. *Deny*
 - c. *Approve*
 - d. *Approve with conditions*
 - e. *Recommendation to Township Board*

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, August 11, 2020
5:30 P.M.
Virtual Zoom Meeting

ARTICLE 1. Chairman Milliken called the meeting to order at 5:33 P.M.
Members Present: Berra, McDonald, Mead, Milliken, Moxley
Members Absent: None
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Milliken led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member Mead to approve the Agenda. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the March 3, 2020 Meeting.

Motion was made by Member Mead to approve the Minutes of March 3, 2020. Supported by Member Berra. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #20-3593 Golden Valley
Public Hearing

Property Address: 5800 Thornapple River Drive

Requested Action: The applicant is requesting approval to modify the existing layout of 8 lots in Phase 1 of the Golden Valley subdivision.

Director Peterson stated that Phase 1 of this subdivision has recently been approved, Phase 2 was approved by the Planning Commission last night. With the approval of Phase 2, the Health Department required some lot lines changes to accommodate their common septic system. This common, private septic area is between lots 9 and 10 on the site plan. In order to comply with Township lot area requirements, adjustments are being made to 8 different lots (5-12), ranging from a couple of hundred square feet to a couple of thousand square feet. Director Peterson states his opinion that this will not have an adverse effect on anything, it will just keep the project in compliance with lot size requirements.

Director Peterson recommends approval of these lot line changes.

Member Moxley asked if the original septic was sized for only the parcels in Phase 1, or if Phase 2 was included in the original septic size. Director Peterson replied that the original application was for the entire subdivision, however the Health Department would not give approval for the entire project and only approved Phase 1. One of the changes required by the Health Department for the approval of Phase 2 was to increase the size of the septic system.

Member Berra asked if there will be city water, Director Peterson replied that there will be a well system, with individual wells for each parcel.

Director Peterson states that this system will be privately maintained by the development.

Motion was made by Member Mead to open Public Hearing. Supported by Member Berra. Motion carried 5 to 0.

Mr. Don DeGroot came forward representing Dan Kamphuis (applicant) and stated that Director Peterson summarized the requirements for moving the lots lines well, and that he would be happy to answer any additional questions.

Member Berra asked if there would be a homeowners association to collect fees to maintain the system. Mr. DeGroot stated that there is already a master deed established for Phase 1, which includes documentation for maintenance of the drain filed. This will be expanded as Phase 2 is included, and then amended and rerecorded to address recent changes. Mr. DeGroot stated that Mr. Kamphuis will seed the maintenance fund to start off.

Member Moxley asked who will be maintain the septic system. Mr. DeGroot replied that it will be a private company from Howell, MI that has already been contracted.

Motion was made by Member Mead to close Public Hearing. Supported by Member Berra. Motion carried 5 to 0.

Motion was made by Member Mead to approve the changes of Case #20-3593 as recommended by Staff. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 7. Any other business

ARTICLE 8. Adjournment

Motion was made by Member McDonald to adjourn. Supported by Member Berra. Motion carried 5 to 0.

Respectfully submitted,
Aaron Mead, Secretary

STAFF REPORT

STAFF REPORT: Case #20-3597/Maslowski
REPORT DATE: September 2, 2020
PREPARED FOR: Cascade Charter Township Zoning Board of Appeals
MEETING DATE: September 8, 2020
PREPARED BY: Brian Hilbrands, Planner

APPLICANT:
Bradley Maslowski
9585 60th St SE
Alto, MI 49302

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a variance to construct an addition to an accessory building in the front yard.

EXISTING ZONING OF SUBJECT PARCEL(S): ARC, Residential

GENERAL LOCATION: Corner of 60th St and Snow Ave.

PARCEL SIZE: Approximately 2 acres

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: All Residential

ZONING ON ADJOINING PARCELS: N – ARC
S – Caledonia Township
E – Lowell Township
W – ARC

STAFF COMMENTS:

1. The applicant would like to construct an addition to an existing accessory building located in the front yard.

2. The lot is a corner lot, therefore both the yard facing 60th St and the yard facing Snow Ave are considered front yards. The accessory building is in the front yard facing Snow Ave with a setback of 63 feet from the street.
 3. The existing accessory building was granted a variance to be in the front yard at a Zoning Board meeting on December 9, 1997. There was one condition of approval included, stating that that any access to the building would come off 60th St, not Snow Ave.
 4. The location of the addition in the front yard is the only variance being asked for. Since the addition will result in the building being over 832 square feet, the applicant will also need to receive a special use permit.
 5. The property is less than 3 acres, so this is the only accessory building they are allowed.
 6. There is at least one other building on the street with an accessory building in the front yard.
 7. There is a line of trees and vegetation along Snow Ave that at least partially screens the building from the road. The back of the lot is wooded as well.
- A. Before the Zoning Board of Appeals can grant a variance, it must be assured that the request meets all the findings of fact listed in the table below:

Findings of Fact	Comment
That there are exceptional or extraordinary conditions or circumstances that are inherent to the property in question and that do not apply generally to the other nearby properties in the same zoning district.	The property is located in a wooded area, is a corner lot with two front yards, and has previously been granted a variance to have an accessory building in the front yard.
That the exceptional or extraordinary conditions or circumstances are not the result of actions of the applicant taken subsequent to the adoption of this Ordinance (any action taken by an applicant pursuant to lawfully adopted regulations preceding this Ordinance will not be considered self-created)	The conditions of the property are not the result of actions taken by the applicant.
That such variance is the minimum variance that will make possible the reasonable use of the land, building or structure.	The addition is not being located any closer to the road, minimizing the amount of the front yard variance.
That the granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.	Given the fact that the addition is not being located any closer to the road it would not appear to be injurious to the neighborhood.
That the condition or situation of the specific piece of property, or the intended use of the property, for which the variance is sought is not of so general or recurrent nature as to	A variance has already been granted to have an accessory building in the front yard.

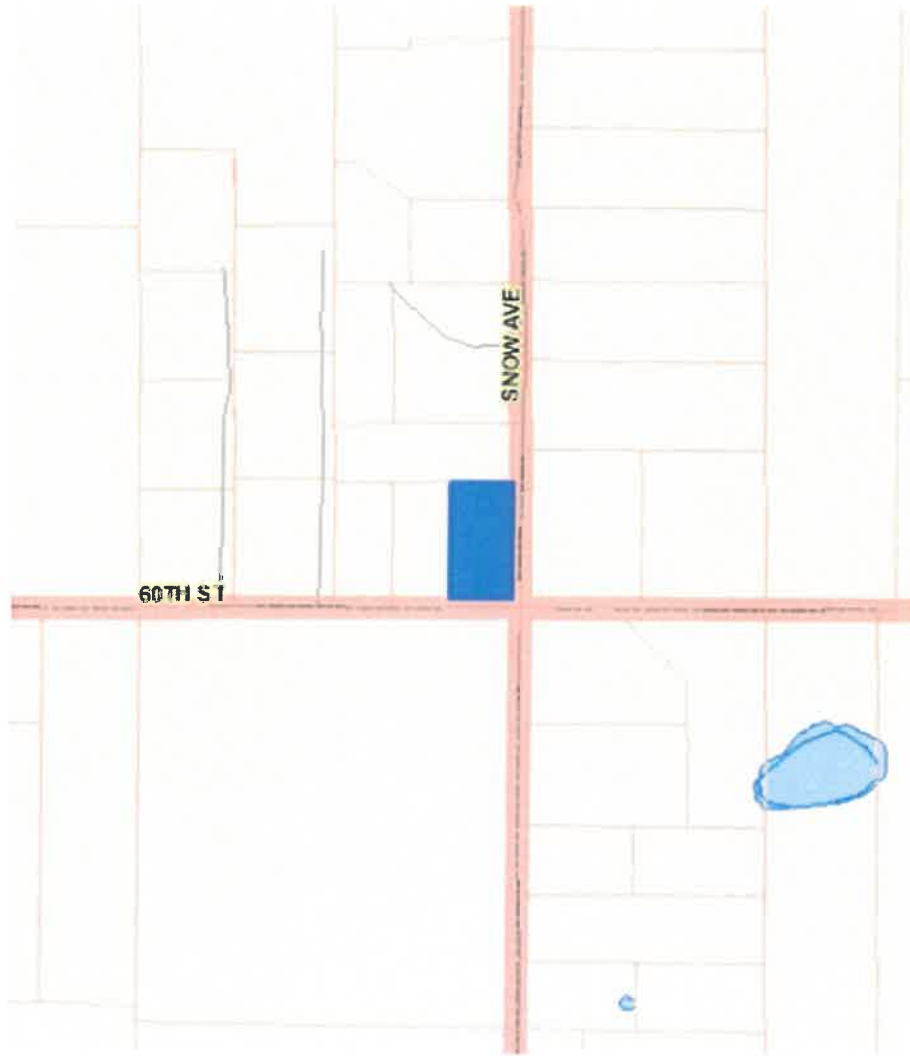
make it more reasonable and practical to amend the Zoning Ordinance.	
The Zoning Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.	Given that the addition will not be placed any closer to the road and that the existing accessory building was granted a variance to be in the front yard, the variance for the addition is justified.

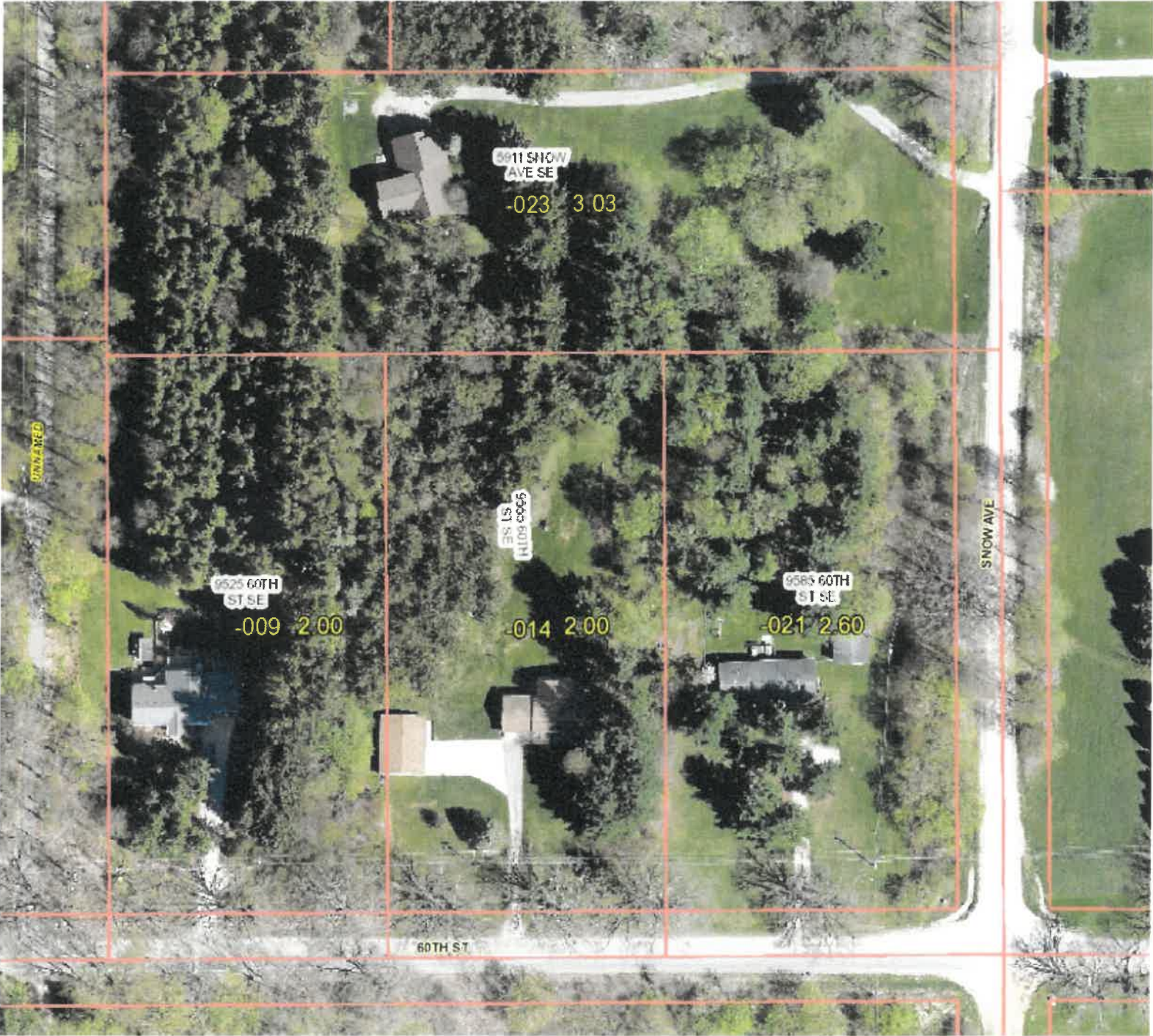
STAFF RECOMMENDATION:

Staff recommends that you approve the variance to allow the addition to an accessory building in the front yard with the following condition:

1. Any access to the building comes off of 60th Street.

Attachments: Application package
Site plan
1997 meeting minutes





9911 SHOW
AVE SE

-023 3.03

9569 60TH
ST SE

-014 2.00

9585 60TH
ST SE

-021 2.60

9525 60TH
ST SE

-009 2.00

UNPAID

60TH ST

SNOW AVE

SITE PLAN REVIEW PROCESS



Planning & Zoning Application

APPLICANT: Name: BRADLEY MASLOWSKI
Address: 9585 60TH ST SE ALTO WA 99302
Telephone: 616-318-1572 BRMASLOWSKI@TOYMOTORS.COM
Facsimile: _____

OWNER:* Name: _____
Address: _____
Telephone: _____
Facsimile: _____

(*If different from the Applicant)

NATURE OF THE REQUEST (Please check the appropriate box or boxes)	
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. – Rezoning **
<input type="checkbox"/> P.U.D. – Site Condominium **	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review **	<input type="checkbox"/> Sign Variance
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Plat Review **
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ **

(**Requires an initial submission of 5 copies of the completed site plan)

BRIEFLY DESCRIBE YOUR REQUEST:***

24'x30' ADDITION TO CURRENT ACCESSORY BUILDING (24'x24')

(***Use Attachments if Necessary)

SITE PLAN REVIEW PROCESS



LEGAL DESCRIPTION OF PROPERTY*:**

S 435.60 FT OF E 1/2 E 1/2 SE 1/4 EX W 400.0 FT
SEC 36 T4N R10W 2.60 A

(***Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19- 36-400-021

ADDRESS OF PROPERTY: 9585 60TH ST SE

PRESENT USE OF THE PROPERTY: 401 RESIDENTIAL

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

BRADLEY MASLOWSKI

Owner - Print or Type Name
(*If different from Applicant)

Bradley Maslowski
Owner's Signature & Date
(*If different from Applicant)

8.10.2020

BRADLEY MASLOWSKI

Applicant - Print or Type Name

Bradley Maslowski
Applicant's Signature & Date

8.10.2020

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU!

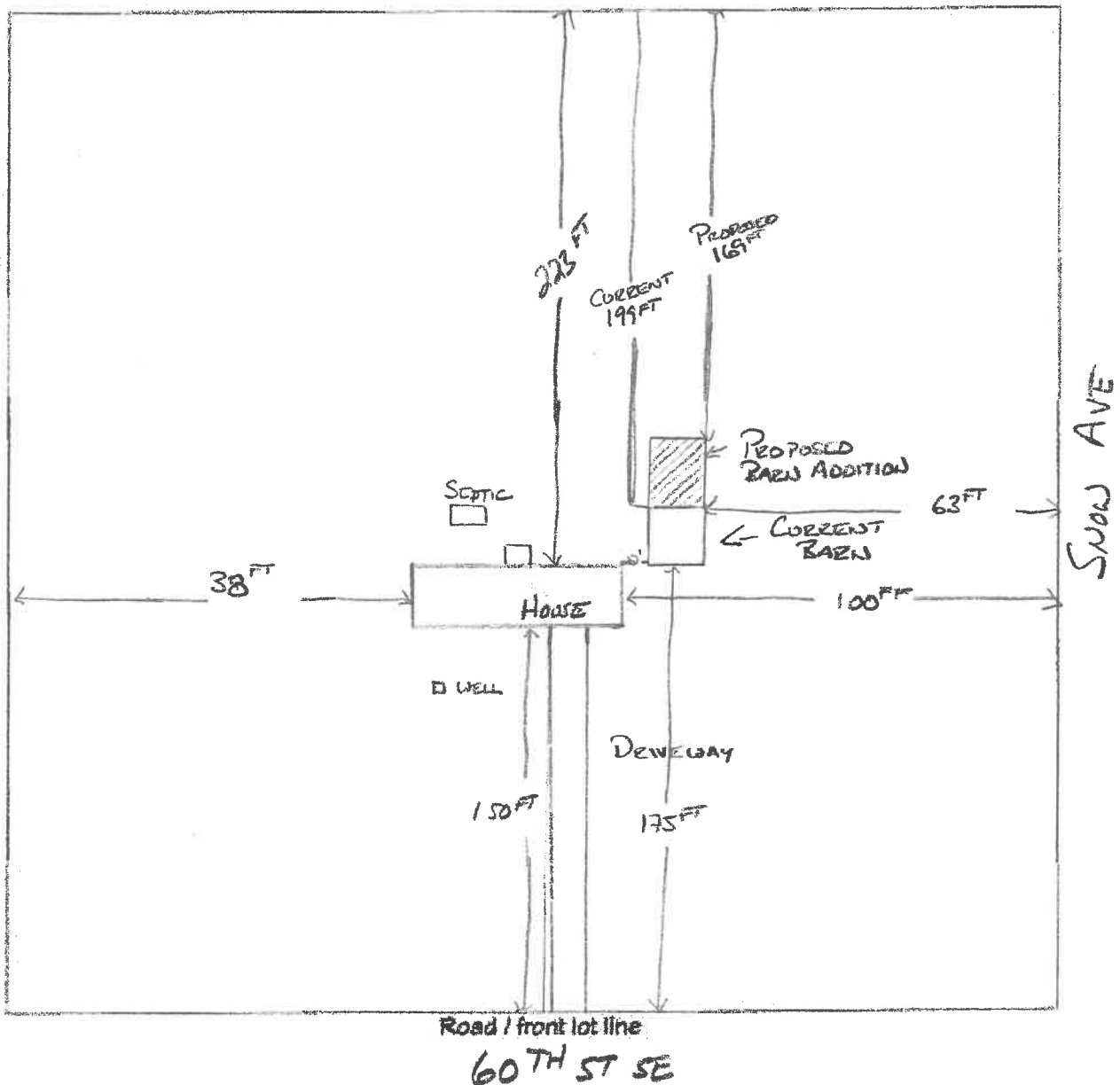
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Site Plan Review PUD Rezoning Signs Special Land Use More

Site Plan

Address: 9505 60TH ST SE

Contact name/number: BRAD MASLOWSKI 616.318.1572



**Please note existing building locations and distances from lot lines for any additions or decks.

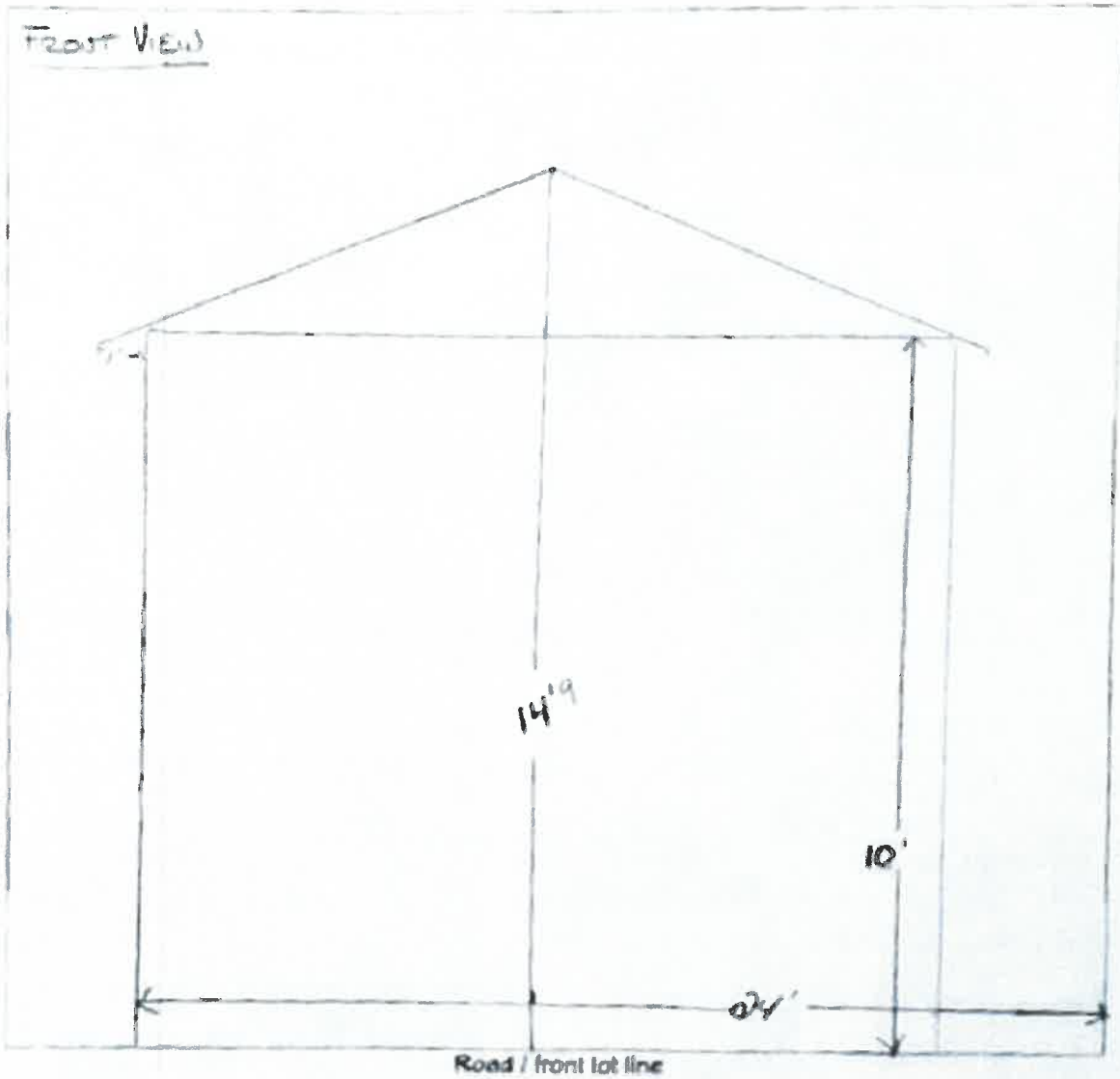
**For swimming pools - Include the required barrier location

Site Plan

V2.0

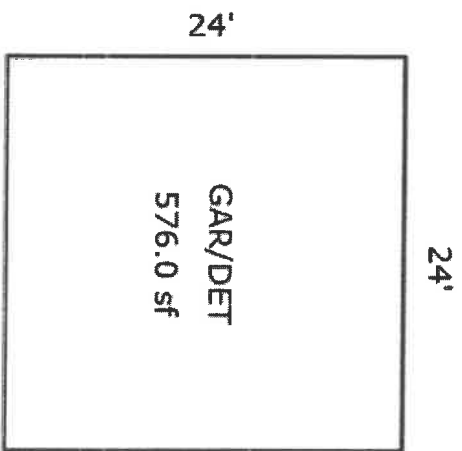
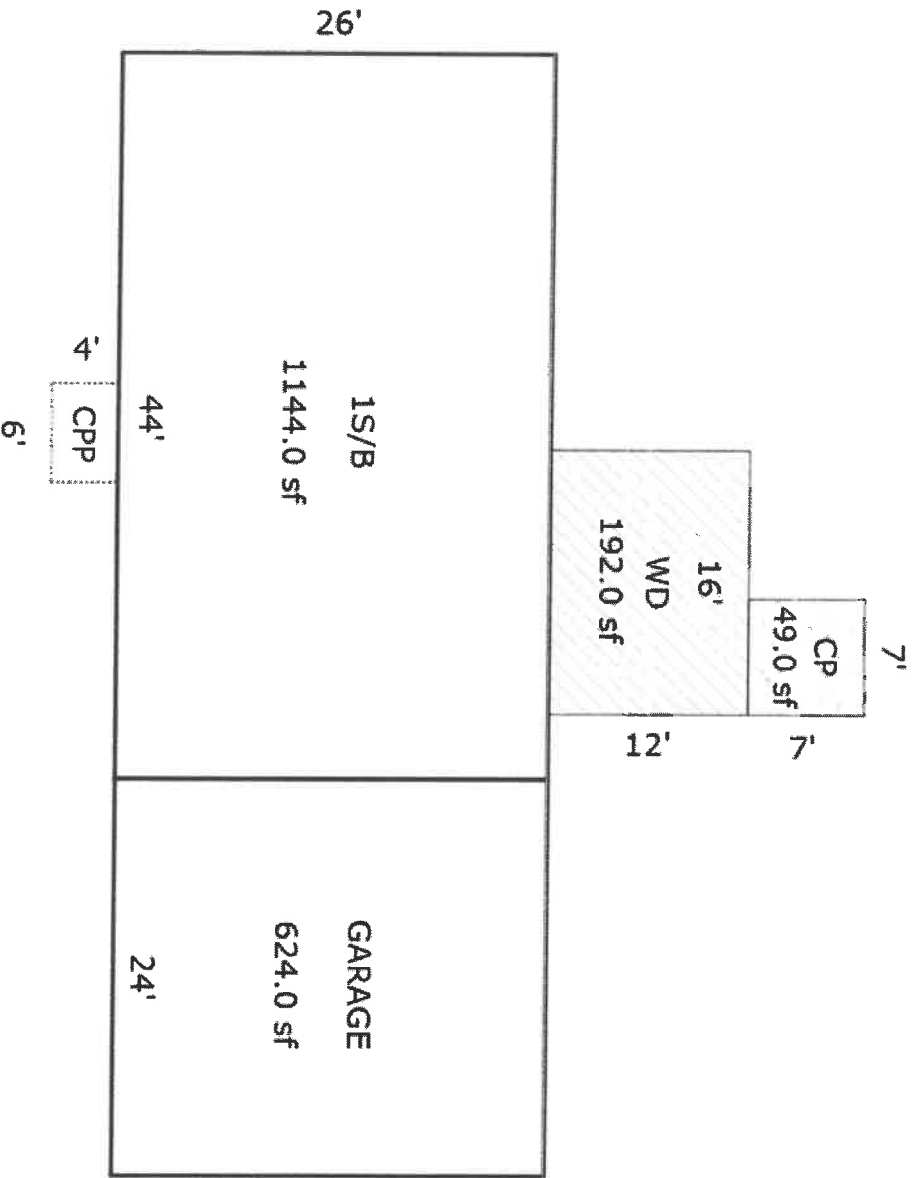
Address: 9585 60TH ST SE

Contact name/number: 616 318 1592



**Please note existing building locations and distances from lot lines for any additions or decks.

**For swimming pools - include the required barrier location



MINUTES

Cascade Charter Township Zoning Board of Appeals
Tuesday, December 9, 1997
7:30 p.m.

- ARTICLE 1.** Chairman Koessel called the meeting to order.
Present: Colvin, Koessel, Lewis, Roland, Timmons.
Absent: Wilson (excused).
Others Present: Planning Director Schmalzel, Planner Stefforia, Admin. Assistant Thompson, and those listed on Supplement #1.
- ARTICLE 2.** The agenda was approved on motion by Member Lewis and supported by Member Timmons. The motion carried.
- ARTICLE 3.** The Minutes of the October 14, 1997 work session were approved on motion by Member Lewis and supported by Member Colvin. The motion carried.
- The Minutes of the November 11, 1997 meeting were approved on motion by Member Lewis and supported by Member Colvin. The motion carried.
- ARTICLE 4.** **Case #97-2046: Lehman**
(PUBLIC HEARING)
The applicant requested a variance from Section 4.08(3) of the Zoning Ordinance to allow an accessory building in the front yard at 9585 - 60th Street.
- Planner Stefforia related this is the northwest corner of 60th Street and Snow Avenue. The house is oriented towards 60th Street. By definition in the Zoning Ordinance a corner lot has two front yards. The applicant did receive a conditional Special Use Permit from the Planning Commission on December 1, 1997. Most other requests similar to this that have been considered have been granted for properties in this agricultural area. Planner Stefforia then reviewed the criteria from the Staff Report. The building would be between the house and Snow Avenue. Most of the conditions are not the result of actions taken by the applicant. This is an agricultural area where accessory buildings are very common. It should not be detrimental to the neighborhood or public welfare. The review process serves a purpose to review each case individually. Planner Stefforia recommended approval of the applicant's request for a variance.

The applicant, Karen Lehman, was present. She related the building would be placed on the east side of the property and would sit back a little bit from the house.

Chairman Koessel asked if there is an existing garage that is part of the home right now? Mrs. Lehman related that is correct. We will use the new building to store lawn mowers, motorcycles, childrens outdoor toys, etc. It will be used strictly for storage.

Member Lewis supported by Member Timmons moved to open the public hearing. The motion carried and the public hearing was opened.

Planner Stefforia related she did not receive any comments for this request and this is the second public hearing.

Member Lewis supported by Member Timmons moved to close the public hearing. The motion carried and the public hearing was closed.

Member Lewis asked the way the building is situated the doors would be facing 60th Street and not on Snow Avenue, is that correct? Mrs. Lehman responded yes.

Member Lewis related that would be very important in making the decision. He would like to make that a restriction that it comes off 60th Street.

Member Lewis supported by Member Timmons moved to approve the request with the restriction that it comes off 60th Street. The motion carried.

ARTICLE 5.

Case #97-2052: Brooks

(PUBLIC HEARING)

The applicant requested a variance from Section 4.08(3) of the Zoning Ordinance to allow an accessory building in the front yard at 5975 Whitneyville Avenue.

Planning Director Schmalzel related this is a corner lot located at 60th Street and Whitneyville. This applicant does not currently have a garage on his property. The garage was converted to living space. This request does not require a Special Use Permit. The proposed building would be a 24 x 24 square foot garage to be located in the front yard. This house faces the east. The property is wooded on both street frontages. The site is heavily vegetated and slopes away from the residence. This condition is not the result of action taken by the applicant. Perhaps the home could have been placed differently on the lot. The granting of the variance